



Legislation Details (With Text)

File #: 17-241 **Version:** 1 **Name:**
Type: Ordinance **Status:** Adopted
File created: 7/14/2017 **In control:** City Council
On agenda: 7/25/2017 **Final action:** 7/25/2017
Title: Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission for One of the Following:

A. ADOPT ORDINANCE A, Approving an Amendment to SPECIAL USE 16,932, in a Class B-1 (Downtown Commercial) District for the PEORIA CIVIC CENTER FACILITIES, to Add Activities at the Corner of FULTON STREET and JEFFERSON AVENUE, and Other Grounds Improvements, for the Property Located at 201 SW JEFFERSON AVENUE, 702 and 720 FULTON STREET; and 109, 125, 129 and 135 SW MONROE STREET (Parcel Identification Nos. 18-09-133-013, and 18-09-202-001 through -005), Peoria, Illinois (Council District 1);

Or, Recommendation from Staff to:

B. ADOPT ORDINANCE B, Approving an Amendment to SPECIAL USE 16,932, in a Class B-1 (Downtown Commercial) District for the PEORIA CIVIC CENTER FACILITIES, to Add Activities at the Corner of FULTON STREET and JEFFERSON AVENUE, and other Grounds Improvements, for the Property Located at 201 SW JEFFERSON AVENUE, 702 and 720 FULTON STREET; and 109, 125, 129 and 135 SW MONROE STREET (Parcel Identification Nos. 18-09-133-013, and 18-09-202-001 through 005), Peoria, Illinois. (Council District 1)

Sponsors:

Indexes: Goal 4 - Grow Peoria, Grow employers and jobs.

Code sections:

Attachments: 1. ORD NO 17,490 (Item No 17-241), 2. PZ 17-21 - Ord A - Commission Rec.pdf, 3. PZ 17-21 - Ord B - Staff rec.pdf, 4. PZ 17-21 - PACKET - Civic Center.pdf, 5. 7 2017 PZ Minutes - Final Draft.pdf, 6. PZ 17-21 - color Site Plan_071817.pdf, 7. Overall Site Plan for City Submittal.pdf, 8. Jefferson and Fulton Site Plan.pdf, 9. PCC Elevations.pdf, 10. PCC Kumpf Screening.pdf, 11. 2017-04-04 Updated PCC Fence Diagram.pdf

Date	Ver.	Action By	Action	Result
7/25/2017	1	City Council	adopted	Pass

ACTION REQUESTED:

Communication from the City Manager and Community Development Director with a Request to Concur with the Recommendation from the Planning and Zoning Commission for One of the Following:

- A. ADOPT ORDINANCE A, Approving an Amendment to SPECIAL USE 16,932, in a Class B-1 (Downtown Commercial) District for the PEORIA CIVIC CENTER FACILITIES, to Add Activities at the Corner of FULTON STREET and JEFFERSON AVENUE, and Other Grounds Improvements, for the Property Located at 201 SW JEFFERSON AVENUE, 702 and 720 FULTON STREET; and 109, 125, 129 and 135 SW MONROE STREET (Parcel Identification Nos. 18-09-133-013, and 18-09-202-001 through -005), Peoria, Illinois (Council District 1);

Or, Recommendation from Staff to:

- B. ADOPT ORDINANCE B, Approving an Amendment to SPECIAL USE 16,932, in a Class B-1 (Downtown Commercial) District for the PEORIA CIVIC CENTER FACILITIES, to Add Activities at the Corner of FULTON STREET and JEFFERSON AVENUE, and other Grounds Improvements, for the Property Located at 201 SW JEFFERSON AVENUE, 702 and 720 FULTON STREET; and 109, 125, 129 and 135 SW MONROE STREET (Parcel Identification Nos. 18-09-133-013, and 18-09-202-001 through 005), Peoria, Illinois. (Council District 1)

BACKGROUND: The request is to amend an existing Special Use to allow the Peoria Civic Center to add activities at the corner of Fulton and Jefferson and other grounds improvements, including screening near the loading area along Kumpf, as described in the attached Planning and Zoning Commission memo dated July 6, 2017.

On July 6, 2017, the Planning and Zoning Commission voted 4 - 0 - 1 (one abstention) to approve the request, with waivers. The substantive difference between the Commission and Staff recommendation is with respect to Waiver #7, and described below:

Waiver #7

(Commission Recommendation)

The Commission voted to waive the requirement to screen "Limited Outdoor Storage" in the Monroe parking lot.

(Staff Recommendation)

Staff recommends against waving the screening requirement. Bleachers stored at this location are highly visible from Monroe, Kumpf, and Fulton.

Please refer to attached Ordinance A (Commission recommendation) and Ordinance B (Staff recommendation) for the complete list of waivers and conditions recommended in each case.

FINANCIAL IMPACT: N/A

NEIGHBORHOOD CONCERNS: None expressed at the hearing.

IMPACT IF APPROVED: Civic Center will be able to expand programming to the corner of Fulton and Jefferson, place a six foot solid fence along Kumpf, and store bleachers in the Monroe parking. Any unresolved maintenance issues will be handled as enforcement.

IMPACT IF DENIED: Activities as currently planned at the corner of Fulton and Jefferson will not be permitted to continue, and a fence will not be installed in place of shrubs along Kumpf.

ALTERNATIVES: N/A

EEO CERTIFICATION NUMBER: N/A

WHICH OF THE GOALS IDENTIFIED IN THE COUNCIL'S 2014 - 2029 STRATEGIC PLAN DOES THIS RECOMMENDATION ADVANCE?

1. Vibrant Downtown: Riverfront/ Central Business District/ Warehouse District

WHICH CRITICAL SUCCESS FACTOR(S) FROM THE COMPREHENSIVE PLAN DOES THIS RECOMMENDATION IMPLEMENT?

1. Grow employers and jobs.

DEPARTMENT: Community Development